Palatine Road, Goring-by-Sea, Worthing, BN12

Guide Price **£375,000**

JS

Jacobs | Steel

Property Type: Semi-Detached Bungalow

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Council Tax Band: C

- Semi Detached Bungalow Renovated Throughout By Current Owners
- Two Well Proportioned Double Bedrooms
- South Facing Lounge
- Re-Fitted Modern Kitchen
- Modern Bathroom
- Sun Room
- Good Size Rear Garden With New Fence Panels Replaced in 2024
- Combination Boiler & Central Heating System Replaced In 2022
- Off Road Parking & Garage
- Chain Free

We are delighted to present to the market this attractive semi detached bungalow. The property features two spacious double bedrooms, a beautifully refitted modern kitchen, and a contemporary bathroom. A bright south facing lounge and adjoining sunroom provide an abundance of natural light throughout the day. Externally, the bungalow benefits from a generously sized rear garden, along with a garage and off road parking.

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INTERNAL

The front door opens into a welcoming porch, with a further door leading to the entrance hall, providing access to all rooms and a convenient storage cupboard. The bungalow offers two double bedrooms, with the second bedroom benefiting from a built in wardrobe. The bright, south-facing lounge features a door opening onto a sunny front patio, perfect for relaxing or entertaining. The modern, refitted kitchen is fitted with a range of wall and base units, a built-in double oven, gas fired combi boiler 2022 and a five ring gas hob. There are spaces for a washing machine, dishwasher, and fridge/freezer, along with a sink and drainer. A door from the kitchen leads through to the sunroom, which enjoys a patio door with a large glass insert opening onto the garden and an additional door providing access to the driveway.
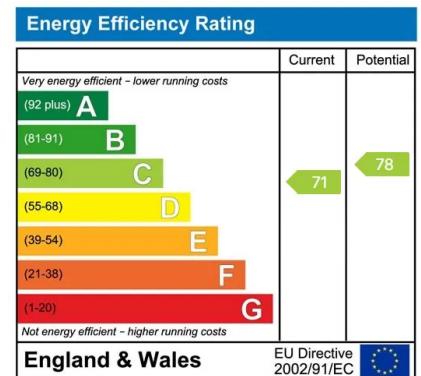
EXTERNAL

To the front of the property, the garden is mainly laid to lawn with established borders and a pleasant south-facing patio. A driveway provides ample off-road parking and leads to the garage, with a timber gate offering side access to the rear garden. The rear garden is also laid to lawn, featuring mature trees to the rear boundary, a patio area ideal for outdoor dining, and direct access to the garage.

SITUATED

Located in the popular area of Goring-by-Sea, the property is well served by local amenities and transport links. Bus routes operate along Palatine Road and nearby The Boulevard, while Durrington-on-Sea train station is approximately 0.5 miles away, providing easy access to surrounding areas. Durrington High School is just 0.4 miles away on The Boulevard, and local shops can be found at The Strand shopping parade and Limbrick Corner, offering a range of amenities including convenience stores, and pharmacy.

Living Room
10'2" x 14'11"
3.11 x 4.56 m

Bedroom 2
10'1" x 13'0"
3.08 x 3.96 m

Sunroom
18'10" x 5'10"
5.76 x 1.80 m

Bedroom 1
9'2" x 11'3"
2.79 x 3.43 m

Kitchen
9'1" x 9'9"
2.79 x 3.00 m

Bathroom
6'1" x 6'4"
1.86 x 1.94 m

Approximate total area[1]
706 ft²
65.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			

England & Wales
EU Directive
2002/91/EC